

State of Vermont  
Department of Environmental Conservation  
Waste Management & Prevention Division  
1 National Life Drive – Davis 1  
Montpelier, VT 05620-3704  
(802) 828-1138  
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December 10, 2019

Brightlook Condominium Association  
69 Brightlook Drive  
St. Johnsbury, VT 05819

RE: Site Management Activities Complete, Brightlook Condominiums (Apartments),  
69 Brightlook Drive (formerly 14 Summer Street), St. Johnsbury (SMS Site #90-0570)

To Whom it May Concern,

The Sites Management Section (SMS) has recently conducted a review of the above referenced site file to determine if the site is eligible for a Sites Management Activity Complete (SMAC) designation. Information contained within the site file includes the following:

The property hosts a 0.5-acre condominium complex in a residential setting of downtown St. Johnsbury. A single building occupies the property, the former Brightlook Hospital (1908-1972). The property came to the attention of the VT DEC in 1990 upon submittal of an underground storage tank (UST) closure report.

➤ The following environmental investigations was conducted in response to initial property discovery:

➤ *Underground Storage Tank Closure Report- September 17, 1990, Aquatec*

This report focused on the closure of 10,000-gallon #2 fuel oil UST (labelled UST No. 2 on attached site plan). Petroleum impacted soils were identified beneath the tank bottom at depths of 10-13 feet. All visibly impacted soils and those exhibiting photoionization detector (PID) readings greater than 1 part per million (ppm) were subsequently removed and treated via landfarming at the George Randall property off T.H. #22 in Danville. Contaminated soils removed included 40 cubic yards of #2 fuel oil impacted soils and 1 yard of #6 fuel oil impacted soils, hypothesized to be residual impacts remaining from an undocumented historical tank within the identical location. Three groundwater monitoring wells were advanced around both this UST and the one discussed below. No groundwater was encountered overlying bedrock either via drilling or excavation activities at depths up to 13 feet below ground surface.

➤ *Underground Storage Tank Closure Report-October 15, 1996, Groundwater of Vermont*

This report focused on the closure of another 10,000-gallon #2 fuel oil UST (labelled UST No. 1 on attached site plan). No releases from this tank were identified, however #6 oil impacts were noted beneath the tank bottom at depths of 11-16 feet below ground surface, hypothesized to be impacts from an undocumented historical tank. Contaminated soils were backfilled due to infrastructure concerns related to the proximity of the property building. Neither free product nor groundwater were encountered down to bedrock

(Over)



encountered at 16 feet below ground surface. Also, the three monitoring wells previously installed in 1990 were not found and were believed destroyed.

The area is served by St. Johnsbury municipal water and sewer services. PID readings taken from the condominium basement registered 0.0 ppm at the time of both the 1990 and 1996 assessments, and the residual soil contamination beneath UST No. 1 is not believed to threaten indoor air. No sheens or odors were observed in the nearby storm drain and no seeps were observed along downgradient slopes. The nearest surface water was reported as the Sleepers River and is 1,000 feet southwest and is not at risk of contamination from this site.

Based on the above information, the SMS has determined that the site has satisfied the requirements of Subchapter 10 § 35-1001 of the Investigation and Remediation of Contaminated Properties Rule (IRULE) and the SMS is not requesting any additional work in response to the underground storage tank releases at this time. Therefore, the SMS is assigning this site a SMAC designation. The SMAC designation does not release you or other property owners/operators (past, current, or future) from any past or future liability associated with the fuel oil UST releases. The Secretary may return the site to an active status if any of the criteria outlined § 35-1001(f) of the IRULE are met.

This SMAC letter and attached site map also serve as a **Notice to the Land Records** to document that residual contamination remains on this property in soil from the heating oil UST releases. Any residual contamination remaining at the site does not pose an unacceptable risk to human health and the environment providing it remains undisturbed. The Agency of Natural Resources, Department of Environmental Conservation, Waste Management and Prevention Division, Sites Management Section (VTANR/DEC/WMPD/SMS), must be notified prior to conducting any subsurface work or excavation in the vicinity of the above described residual soil contamination. If a person fails to follow the use restrictions contained within this notice, the person may be liable for further site investigation, remediation, and penalties pursuant to the Vermont Waste Management Act, 10 V.S.A. Chapter 159.

**This SMAC letter shall be recorded in the Municipal Land Record for this property within one week of receipt of the document. A copy of the recorded SMAC letter with the recorder's stamps must be provided to the Agency within 10 days of recordation; upon which time the SMAC designation will take effect.**

Should you have any questions, please do not hesitate to call me or Matt Becker, site project manager, at (802) 828-1138.

Sincerely,



Matthew Moran, Environmental Program Manager  
Sites Management Section

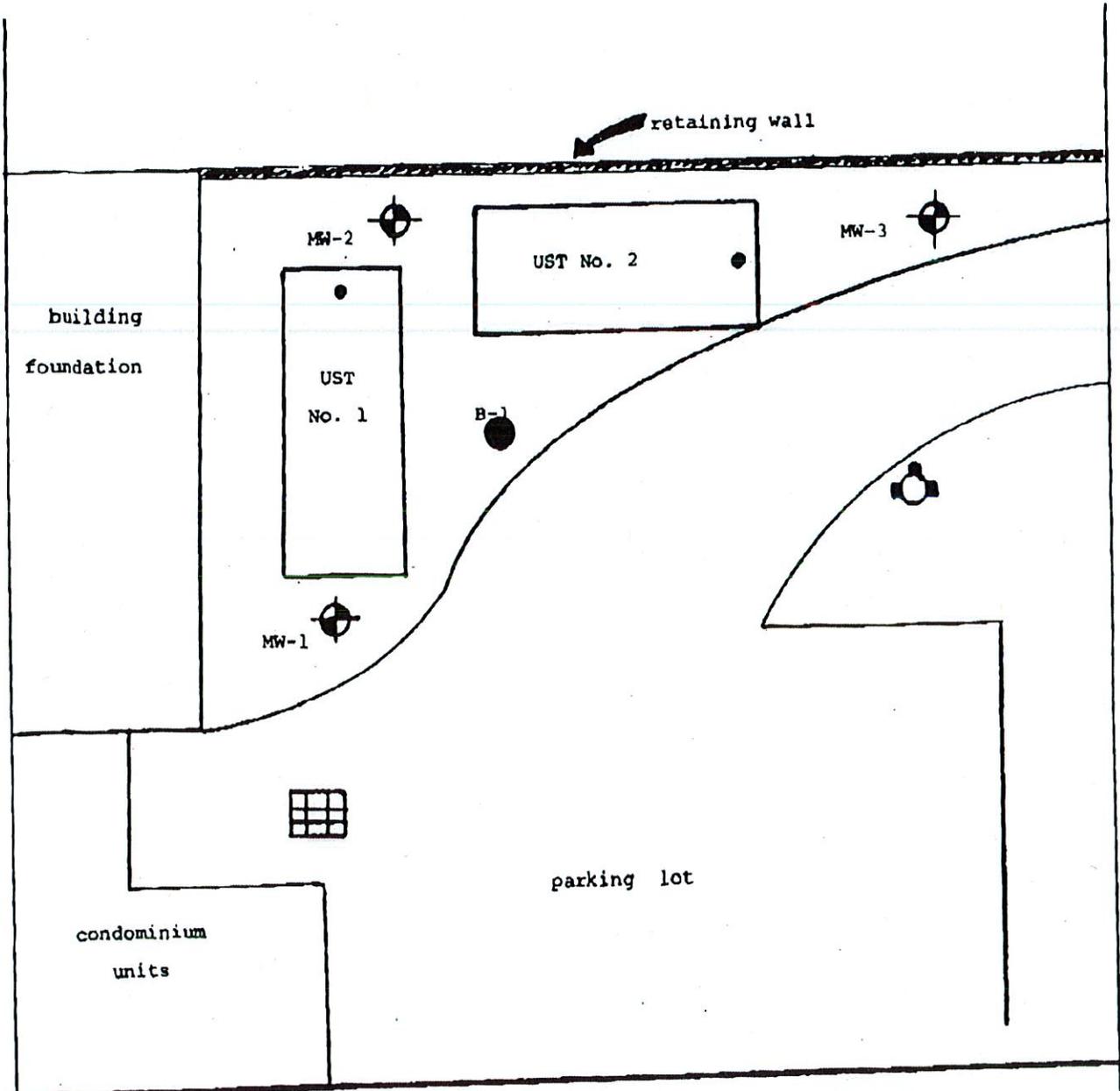
cc: St. Johnsbury Select Board  
St. Johnsbury Health Officer

Ernest Begin (Owner of Tanks)  
309 Portland Street, Suite 101  
St. Johnsbury, VT 05819



**aquatec** INC. ENVIRONMENTAL SERVICES

75 GREEN MOUNTAIN DRIVE, SOUTH BURLINGTON, VERMONT 05403, TELEPHONE (802) 658-1074



**LEGEND**

MW-1  monitor well location

B-1  boring location

-NOT TO SCALE-  
All locations are approximate.

**FIGURE 2**  
SITE SKETCH  
BRIGHT LOOK CONDOMINIUMS  
St. Johnsbury, Vermont  
Aquatec Project No. 90124

- Hydrographic Studies and Analyses
- Water Quality Studies
- Analytical Laboratories
- Ecological Studies
- Computer Simulations
- Industrial Waste Surveys